

The DOORWAY TO HAPPINESS

your own HOME



Built by

PACIFIC *System* HOMES INC.
America's Largest Homebuilders

Presented by _____

Bonded Representative



**Next to Mother,
Home has ever been the
Greatest Word in the
tongues of the World.**

True appreciation of the difference between "a house" and "a home" comes chiefly to those who have felt, or known, the security, the joy and beauty of a home of their own—a beauty that soothes the tired spirit at the close of the day's struggle; beauty that gives a cheer when the new day breaks, a retreat of one's own . . . quiet, restful, where one can be himself. The home absorbs the greater portion of most women's lives, and it is the haven of men, the sanctuary from commercial strife, while children are never so well situated as they are when the parents own the home in which they live.

This brochure is published in an effort to help you make home building one of the most pleasant and memorable events of a lifetime.

PACIFIC *System* **HOMES INC.**

OFFICE, PLANT, EXHIBIT ROOMS BOX 185, STATION K, LOS ANGELES
5800 S. BOYLE AVE., Near Slauson. OPEN DAILY, SUNDAY, EVES. Ph. JE. 2261

WILSHIRE SALES, DISPLAY BLDG.

4005 WILSHIRE BLVD. (at Wilton) OPEN DAILY and SUNDAYS, EVES. UNTIL 9

COMPLETE BUILDING SERVICE
FROM YOUR VACANT LOT THROUGH ALL PHASES
OF FINANCING, PLANNING AND CONSTRUCTION

AT
290
P

COST OF 25-YEAR LOAN

(This Provision of the National Housing Act Expires July 1, 1941)

AMOUNT OF LOAN	\$2,500	\$3,000	\$4,000	\$5,000	\$5,400	\$10,000
Monthly payments, which include:						
Principal and interest at $4\frac{1}{2}\%$	13.90	16.68	22.24	27.80	30.02	63.30
Mortgage Insurance at $\frac{1}{2}\%$	1.05	1.25	1.67	2.09	2.25	4.17
Fire Insurance Premium (est.)	.67	.75	.84	1.12	1.17	2.67
Taxes (estimated)	5.00	5.87	7.50	9.12	10.00	20.00

TOTAL COST PER MONTH. \$20.62 \$24.55 \$32.25 \$40.13 \$43.44 \$90.14

Interesting examples of how a loan insured under the National Housing Act can provide you a home of your own, on low monthly payments, which include principal, interest, taxes, insurance and assessments. . . . F. H. A. loans are made primarily on a character basis by local lending institutions. . . . Qualified borrowers under the new amendments need have only a 10 per cent minimum equity. This 10 per cent required equity means 10 per cent of the F. H. A. appraised value of house and lot and may be represented by either cash down payment, lot ownership or a sufficient equity in a lot, and the balance up to 90 per cent of such value may be borrowed under an insured mortgage. For values above the \$6,000 limit the old 20 per cent collateral is required. (See chart above.) Such insured loans, however, are limited to owner-occupied, new construction applications where the F. H. A. has opportunity to inspect the property during construction.

You can take as long as

**25 YEARS
TO PAY**

for a

**PACIFIC
System
HOME**



**PACIFIC SYSTEM HOMES,
INC., COOPERATES**

Pay Less Than Rent

Securing a Pacific System Home of your own is a comparatively simple matter . . . our experience in the handling of thousands of home loan applications facilitates the granting of loans and eliminates many annoying and costly details.

The handling of loan applications is not restricted to loans under the F. H. A. single mortgage system. Should you desire, loans may be placed with Banks, Federal Savings and Loan Institutions, Building and Loan Associations, or private capital.

**"OUR CONSULTATION SERVICE IS AVAILABLE AT
YOUR CONVENIENCE AND WITHOUT OBLIGATION"**

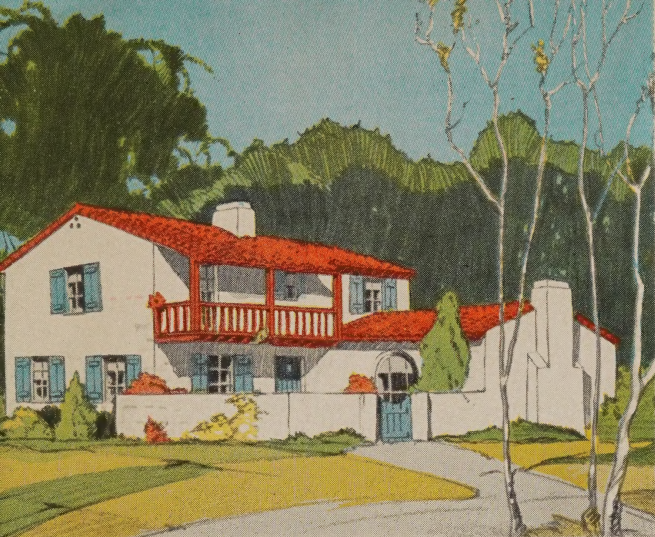
PRICES SUBJECT TO CHANGE WITHOUT NOTICE

Unless specifically mentioned garages, sewers or cess-pools are not included in prices quoted. Floor plans of all homes shown are on display at our Exhibit Rooms . . . Prices quoted are approximate cost erected complete on your lot within 100 miles of Los Angeles.

EXHIBIT ROOMS

You will enjoy visiting **PACIFIC SYSTEM'S** new exhibit rooms and discussing your building plans with **PACIFIC SYSTEM'S** experienced representatives.

OPEN DAILY INCLUDING SUNDAYS EVENINGS UNTIL 9



\$5200

STYLE 143A S. C.

DISTINCTIVE SPANISH HOME

Erected complete on your lot within one hundred miles of Los Angeles. The wide balconies and open patio of this interesting home reflect the true spirit of old Spain. Water-proof stucco exterior, interior stucco throughout. The floor plan includes spacious living room with real fire place, dining room, breakfast room, three large bedrooms, two tile baths, kitchen, service porch, oak floors, inlaid linoleum, ample electrical outlets, automatic water heater, shades, copper plumbing, and many additional features.

Your Building Site

There are many factors to consider in the selection of your building site.

Due regard to the importance of proper location will often materially reduce your building cost and simplify the problem of financing.

Careful analysis of the general neighborhood development should be made. The style of architecture for the proposed home should be appropriate in design, size, cost and number of rooms, not only to the needs of the individual home builder but to the neighborhood needs of others in the event of resale.

Zoning and deed restrictions should be checked for protection against future changes in the use of the district that would be detrimental to residential property values such as racial, business or industrial encroachment.

Soil conditions, topography and drainage may cause considerable variation in construction costs while climatic conditions such as wind, fog, etc., may have a direct bearing on loan commitments.

All utilities such as gas, water, electricity, streets, sidewalks, etc., should be available or their future cost considered.

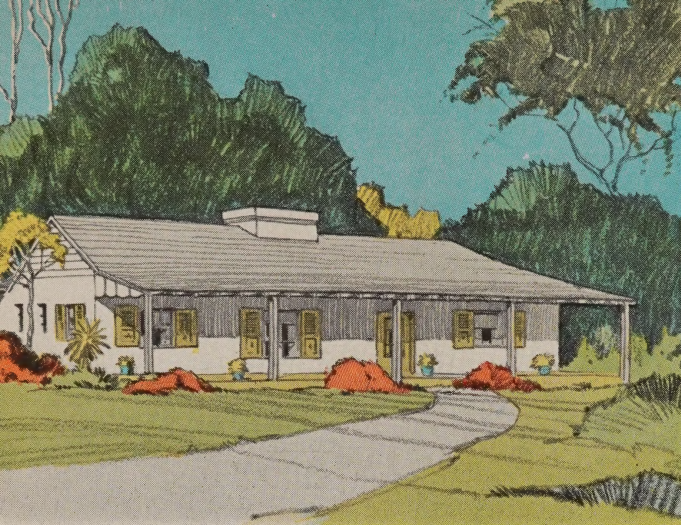
Tax and assessments affecting the property should be considered and the location of markets, schools, churches, as well as transportation rates, utility cost and traffic hazards should be checked. . . . *Our counsel is available without obligation to those who desire advice in the selection of a building site.*

PLANNING TO BUILD

BUILDING your home is vitally important. Usually the culmination of many years of dreaming and planning, and saving. Assembling all of the cherished ideas, the long-planned features that you have hoped for in your home; avoiding costly errors in construction; these, and many other problems confront every prospective home-builder. Why let the worries and cares of building deprive you of the thrill of seeing the home of your dreams take definite form?

INVESTIGATE

The reputation **PACIFIC SYSTEM** enjoys today was not gained over night, but is the result of more than 32 years of sound policies and methods. That reputation is your guarantee of satisfaction.



\$2500

STYLE 131 S. C.

MONTEREY HOME

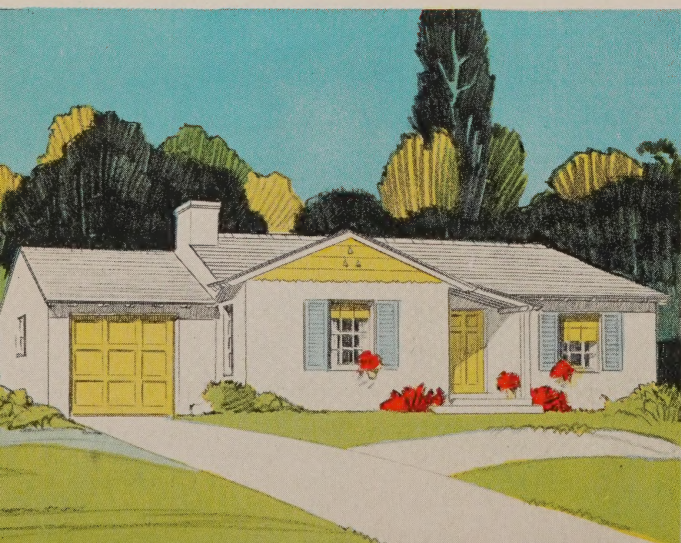
This attractive adaptation of the early-California style home provides front and rear porch, with secluded rear patio around which the house is designed, two bedrooms, large living room, separate dinette, oak floor, tile bath, convenient kitchen, tile drain board, service porch, inlaid linoleum, automatic water heater, copper plumbing, shades, ample closet and cabinet space, many built-in features, stucco and redwood exterior, shingle roof, interior stucco throughout.

Responsibility

Responsibility for the complete production of your home, from the architect's first sketch to the delivery of the key to you, is centered completely in one organization when you place the building of your home with PACIFIC SYSTEM HOMES, INC. Assurance that every detail, every feature that you want incorporated in your home, will be expertly handled, is yours when PACIFIC SYSTEM HOMES, INC., builds for you.

Experience

Experience in successfully designing, building, or prefabricating the materials for more than 37,000 homes during 32 years' existence enables PACIFIC SYSTEM HOMES, INC., to offer you expert assistance and advice in every phase of the building of your home—assistance and counsel that you have a right to expect.



\$2830

STYLE 503 L. S.

FOR MODERN NEEDS

This captivating five-room home with connecting garage offers a practical plan suited to the needs of an average family . . . distinctive, beautiful, livable . . . interior arrangement is completely realistic and convenient for daily use . . . large combination L shape living and dining room, two bedrooms, bath, kitchen, service porch . . . generous closets, copper plumbing, automatic water heater, solid hardware, inlaid linoleum, shades . . . at one complete price.



\$3000

STYLE 153 S. C.

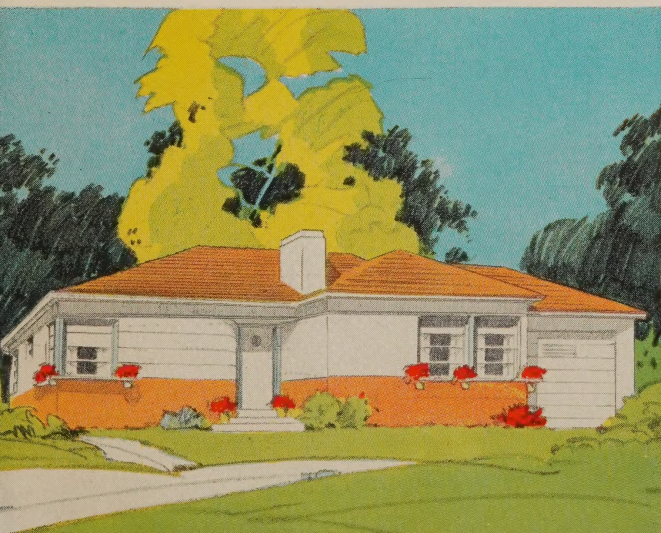
DESIGNED FOR COMFORT

Broad sweeping lines with attractive portecochere and saucy little weathervane features this sun-loving Mediterranean type home; a well-arranged interior, includes living room with real fireplace, two bedrooms, tile bath, dining-room, ultra modern kitchen, service porch, inlaid linoleum, shades, automatic water heater, and many other conveniences, erected complete, on your lot, ready to move in.

Pacific System Homes are Prefabricated

Not Portable—Not Sectional—Immovable, Permanent Construction—For Generations of Service

A few people are under the impression that prefabricated houses are portable. PACIFIC SYSTEM HOMES are NOT portable—neither are they sectional. Just the opposite. They are not built at the mill and cannot be taken down after built. The lumber is delivered in individual pieces like any other load of materials and in the same manner as a steel fabricator prepares materials for our modern skyscrapers—but the pieces are cut to final length, notched and finished at the mill instead of having the carpenter prepare them on the job by the slow, costly method. We prefabricate the materials to save you money and insure precision.



\$3125

STYLE 504 L. S.

UNUSUAL "PATIO HOME"

A striking plan of exceptional merit . . . of modern heritage this design embodies simplicity and perfect balance . . . within are found five large rooms daringly different from the usual . . . entry hall, living room, dining-room, two large bedrooms, bath . . . a roofed-over, paved, outdoor rear dining terrace completes this outstanding home . . . every accessory embodied in Pacific System's complete specifications are included in the price quoted.



\$3300

STYLE 168A

7-ROOM "MODERNE"

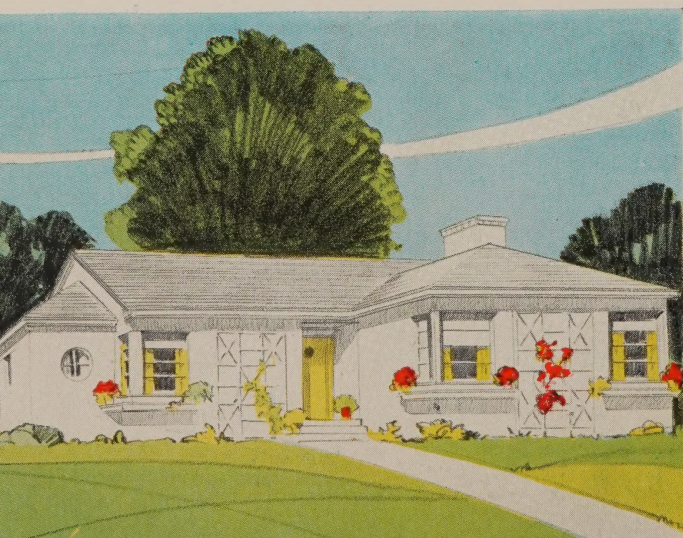
Smart corner windows provide a maximum of sunlight in this well-planned home designed to meet every requirement of the modern family . . . attractive entry hall, large living room, dining-room, separate breakfast room, three beautiful bedrooms, tile bath, model kitchen, service porch, roomy closets, oak floors, inlaid linoleum, automatic water heater, copper plumbing, shades and many additional features.

Expert Builders

Expert builders, with years of experience, under the careful supervision of PACIFIC SYSTEM HOMES, INC., make the actual erection of your home a joy for you to watch, no matter how critical you may be. Here, particularly, PACIFIC SYSTEM'S modern methods offer countless advantages over the cut-and-try methods generally used.

Security

Security of knowing that your home-building is in the hands of a thoroughly responsible, reputable organization is yours when PACIFIC SYSTEM HOMES, INC., builds for you. No duplication of cost through liens or other troublesome factors, which so often occur. PACIFIC SYSTEM HOMES, INC., has enjoyed a reputation for financial stability and fair-dealing for more than a quarter of a century. This reputation is your security.

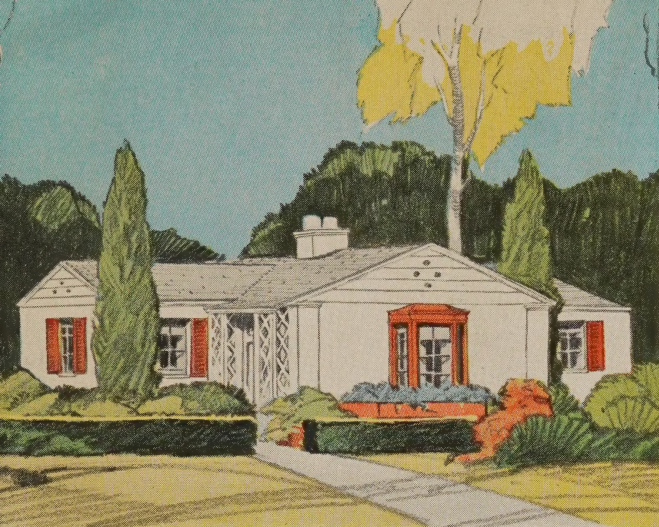


\$3300

STYLE 507 L. S.

THREE - BEDROOM HOME

With all rooms available from central entrance hall, this outstanding six-room home is delightfully convenient in every respect . . . 14x20 living room, separate dining-room, three over-size bedrooms, large kitchen with breakfast nook, bath and service porch . . . oak floors, extra closets, solid hardware, automatic water heater, copper plumbing, generous outlets, inlaid linoleum, shades and many extras are included in complete specifications.



\$2850

STYLE 170 S. C.

5-ROOM "FARMHOUSE"

An Ideal "Unitized" House Plan

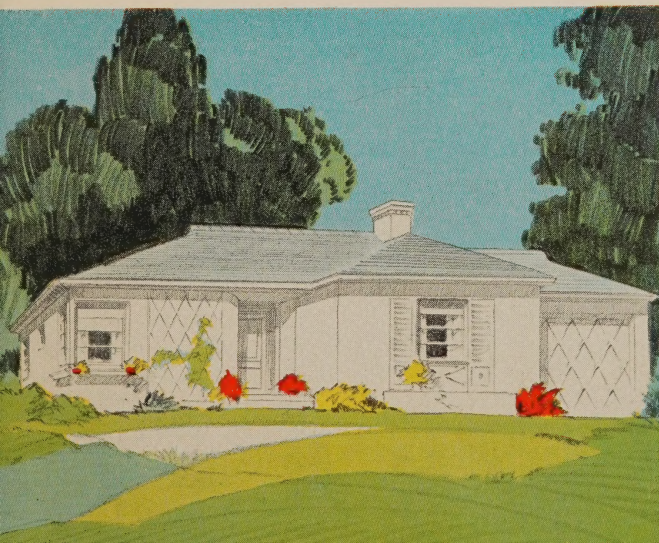
May be built in three, four or five-room unit as pictured . . . includes distinctive living room with large bed closet, dining room, two bedrooms, tile bath, model kitchen, screen porch, oak floors, inlaid linoleum, automatic water heater, copper plumbing, shades . . . three-room unit, \$2100 . . . four rooms, service porch, many extra features, \$2500 . . . ask to see this plan.

Financial Stability

The hearty endorsement given PACIFIC SYSTEM HOMES, INC., by leading financial institutions everywhere tells the story of more than thirty-two years of fair dealing, honest methods, conscientious cooperation and above all, thorough knowledge and experience in home-building.

32 Years

For thirty-two years PACIFIC SYSTEM HOMES, INC., has been building houses that are homes. From the first pencil sketch of the architect to the last finishing touch, PACIFIC SYSTEM shoulders the responsibility of actually building your home for you—giving you that thoughtful, understanding guidance that has proved so helpful to more than 37,000 home owners.

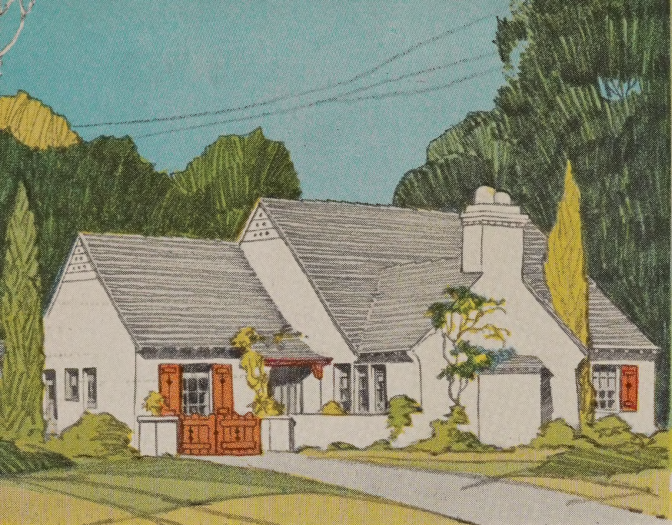


\$3000

STYLE 515 L. S.

MONTHLY PAYMENT LESS THAN RENT

Supervised and constructed to rigid F. H. A. Title II requirements, this outstanding home with connecting garage features central entrance hall accessible to all rooms . . . large living room, dining-room, kitchen adjoins secluded paved dining terrace and patio . . . two large bedrooms, bath, service porch, large closets, oak floors, copper plumbing, automatic water heater, inlaid linoleum, shades . . . many additional features . . . a real home.



\$4750

STYLE 189 S. C.

ENGLISH CHARM

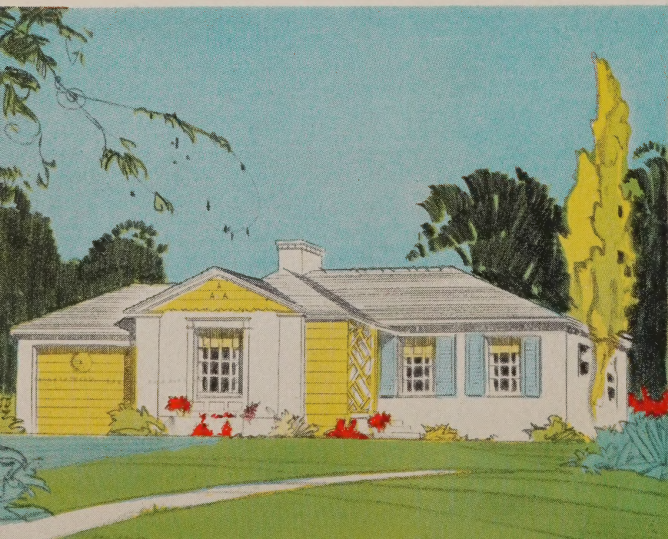
A spacious floor plan features attractive entry hall, large living room, real fire place, 3 over-size bedrooms, 2 tile baths, separate dining room adjoining secluded flower court, model kitchen, circular breakfast nook, corner sinks, service porch, oak floors, automatic water heater, solid brass hardware, copper plumbing, beautiful fixtures, in-laid linoleum, shades throughout.

Financial Program

In addition to the many other features of PACIFIC SYSTEM service, full information and cooperation in handling all preparation details of FEDERAL INSURED HOME LOANS is readily given to the home builder who needs assistance in this respect—PRIVATE FINANCING is also available for those desiring same.

Complete

Complete in every detail, PACIFIC SYSTEM'S home-building service offers the prospective home builder everything that modern methods, quality materials and skilled craftsmen can provide. PACIFIC SYSTEM methods have been proved; insure the success of your home by having PACIFIC SYSTEM HOMES, INC., build it for you.

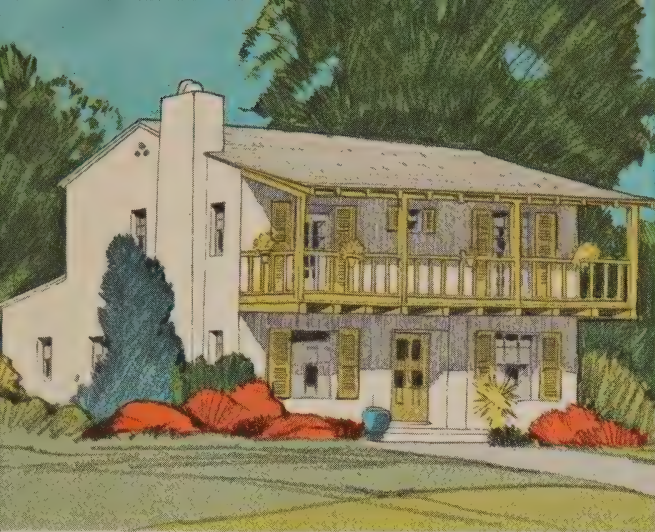


\$2885

STYLE 512 L. S.

CALIFORNIA MODERN

A stimulating, friendly design, featuring oversize combination L shape living and dining room, two bedrooms, kitchen, bath and service porch are included in this well-planned home . . . oak floors, solid hardware, beautiful fixtures, automatic water heater, shades, inlaid linoleum and many other items are included in our contract price covering the home complete, erected on your lot, within 100 miles of Los Angeles.



\$5000

STYLE 145 S. C.

7 LARGE ROOMS

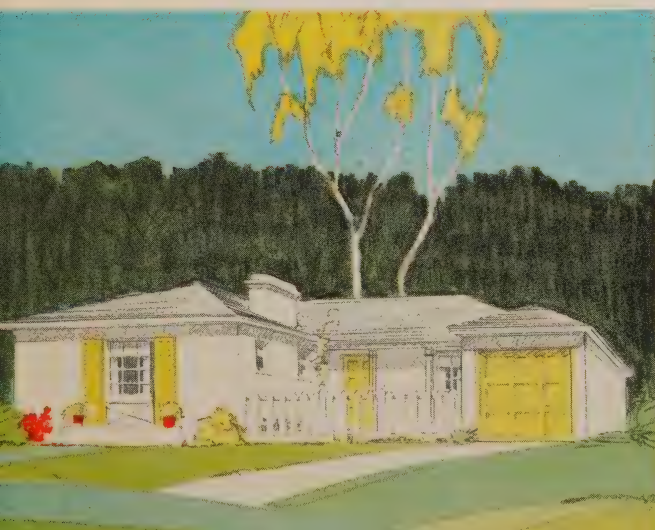
Reflecting the hospitable spirit of the Old West, this Monterey style home will please the most exacting housewife—seven large rooms including living room with real fireplace, three beautiful bedrooms, artistic dining-room, well-planned kitchen, cheerful breakfast room, two tile baths, oak floors, exquisite wrought-iron balustrade, roomy closets, inlaid linoleum, shades, automatic water heater, copper plumbing, and many built-in cabinets.

Permanence

PACIFIC SYSTEM homes of a generation ago stand today as indisputable evidence of their permanence and lasting quality. Your home, as PACIFIC SYSTEM HOMES, INC., builds it, is built to endure; sturdy, sound, yet possessing unmistakable charm and character, built for the future as well as today.

Individuality

Building a home today that will stand the test of future years requires a great deal more than ordinary carpentry. Those deft touches that transform "just another house" into your home; that individuality, that sparkling personality which unmistakably identify it as your home, must be skillfully woven into every part of the pattern.



\$3360

STYLE 508 L. S.

DREAM HOME

Affording privacy and hospitable charm, a low picket fence surrounds the entrance garden to this beautiful home with connecting garage . . . central entrance hall leads to large living room . . . dinette, adjoining outdoor paved rear terrace, two bedrooms, kitchen, bath and service porch . . . a thrilling plan that will appeal to all . . . one contract price features Pacific System complete specifications throughout.

ALL PACIFIC *System* HOMES

are PLANNED to INDIVIDUAL IDEAS under supervision of Certified Architect . . .



Here the plans are designed by experts in California home-planning—one of the largest and most competent corps of draftsmen in America. The services of this entire department are available to every purchaser.

MORE THAN 37,000 HOMES PRODUCED

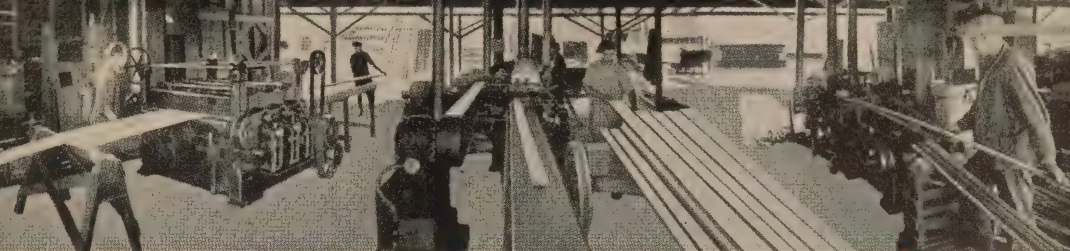
In the thirty-two years of our business life, PACIFIC SYSTEM HOMES, INC., has designed, erected or furnished prefabricated materials for more than 37,000 homes in all parts of the United States and many foreign countries. Our method of appointing authorized builders in various communities outside the range of our individual crews places you in a position of doing business with one responsible party instead of dividing responsibility among sub-contractors or mechanics. If you reside outside the range of our authorized builders, we will quote you price on request, the prefabricated materials only, same to be erected by your own contractor in your community.



PACIFIC *System* HOMES INC.

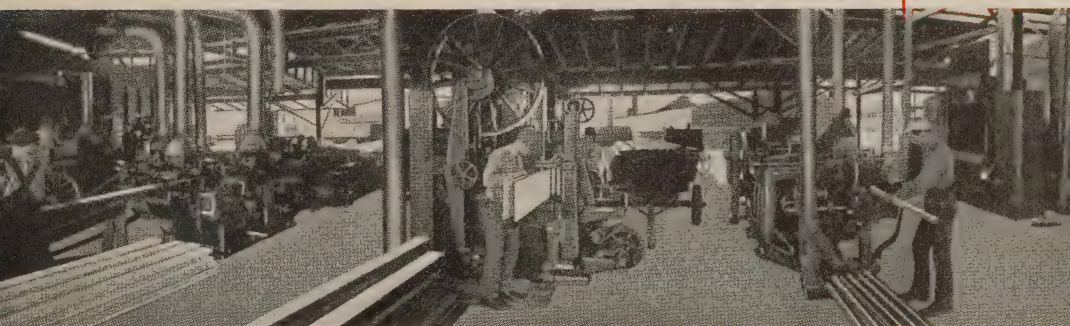
Is increasing employment, creating more jobs, at the same time lowering construction costs, not by reducing wages, but by advanced methods, greater efficiency, better management and tremendous purchasing power.

with **CENTRALIZED RESPONSIBILITY**



MACHINE CUT LUMBER

It is deliberate waste to permit the craftsman to consume valuable time sawing such pieces as rafters, studding, joists, etc., by hand when the same operations can be accomplished at the mill at a fraction of the cost.

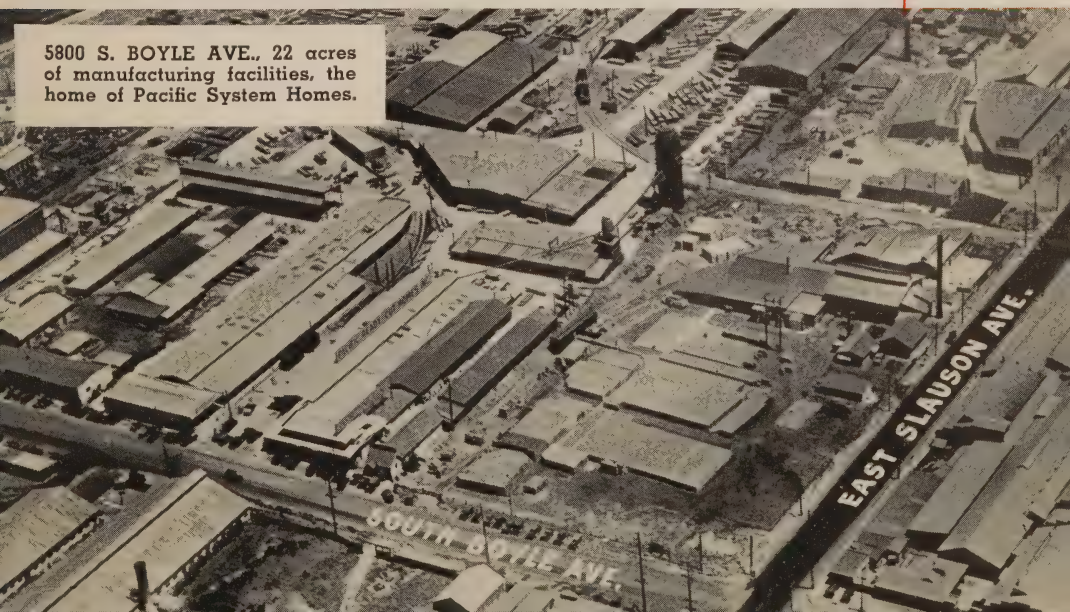


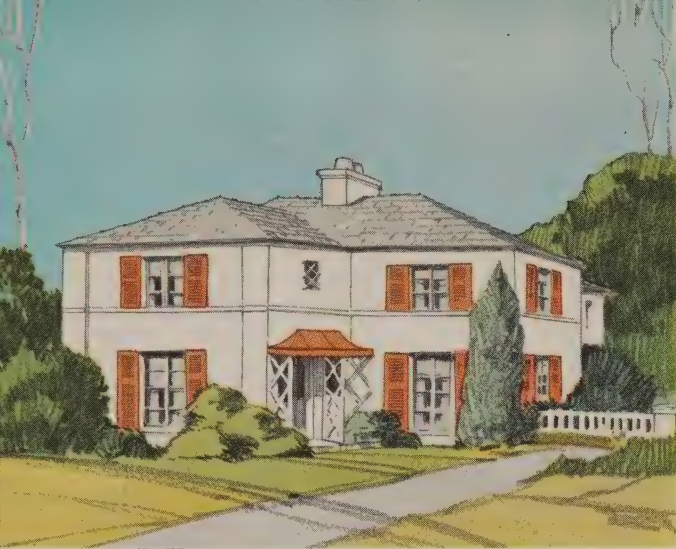
MODERN METHODS

MODERN HOMES require modern methods of construction—cut-and-try carpentry of yesterday must give way to accurate, industrial production methods of today.

PACIFIC SYSTEM offers factory efficiency to the prospective home builder without sacrificing that personal interest which is so necessary to the successful construction of your home.

5800 S. BOYLE AVE., 22 acres of manufacturing facilities, the home of Pacific System Homes.





\$6500

STYLE 165 S. C.

DUPLEX FOR INCOME

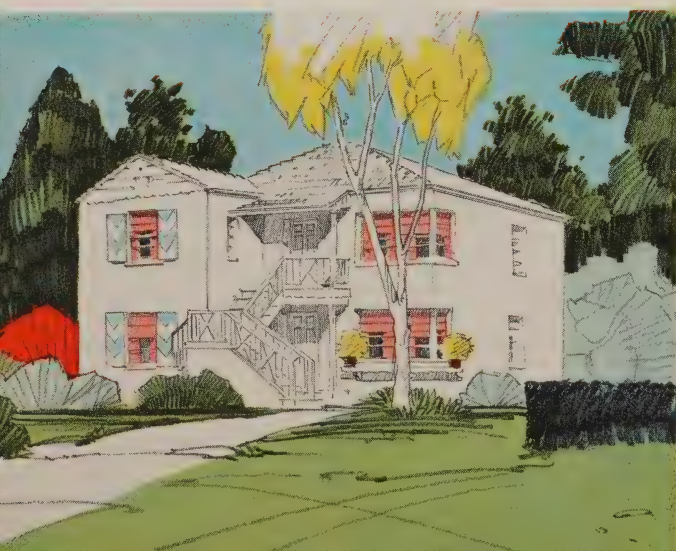
A distinctive home plus an income is yours with this spacious, ultra-modern duplex. Designed for either a corner or an inside lot, each unit contains a beautiful living room with cleverly concealed bed closet, two cheerful bedrooms, colorful tile bath, dining room, large airy kitchen, attractive breakfast room, service porch, oak floors, generous-size closets, ample electrical outlets, inlaid linoleum in kitchen, breakfast room and service porch, automatic water heater, copper plumbing, and many new building innovations.

Distant Service

We maintain our own crews of carpenters, masons, plumbers, plasterers, electricians, painters, decorators, etc., so that responsibility is centralized in one organization. If your home is to be built distant from Los Angeles outside of the traveling radius of our crews, arrangements can be made with our nearest authorized builder to assume full responsibility, or we will quote prices on request covering all material. We furnish full working plans, blueprints, material lists and detailed instructions for erection that any carpenter foreman can easily follow or we will furnish experienced carpenter foremen at \$8.80 per day plus expenses.

Range of Prices

All homes pictured in this brochure are complete in every detail, erected on your lot ready for occupancy. Thousands of other plans are on file at our office, prices of which range from a few hundred dollars to a maximum costing one-quarter million or more.

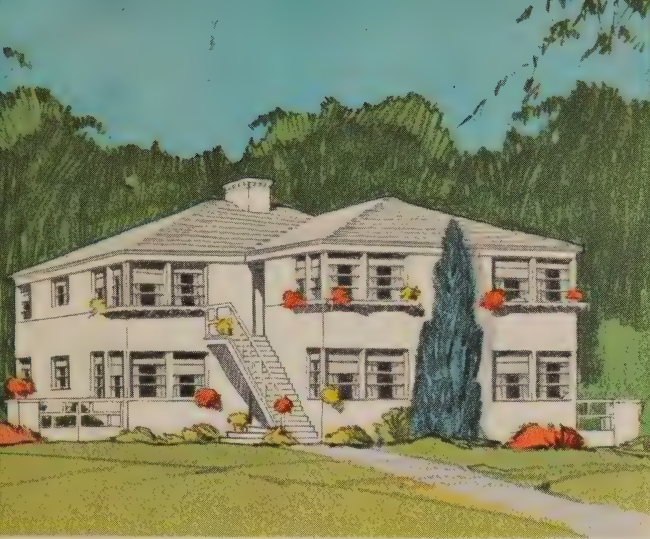


\$5300

STYLE 118 S. C.

TEN-ROOM DUPLEX

Leadership value is clearly reflected in this commodious duplex designed for maximum income at minimum cost. A complete five-room home on both first and second floor includes living room, dining-room, two bedrooms, kitchen, bath and service porch . . . oak floors, beautiful fixtures, solid hardware, automatic water heater, inlaid linoleum, copper plumbing, shades, many extras . . . see this plan before building.



\$9600

STYLE 194 S. C.

**SPACIOUS 4-FAMILY
5-CAR GARAGE APT.**

Smart corner windows provide an abundance of light, air and wall area in the plan of this refined multiple dwelling. . . . 4 spacious units with all the privacy of a single-family residence, each featuring distinctive living room with cleverly concealed bed-closet, generous-sized bedroom, tile bath, separate shower, smart dinette, model kitchen, service porch, roomy closets, oak floors, automatic water heater, solid brass hardware, copper plumbing, inlaid linoleum, shades, many built-in features.

Transportation Refund

We are particularly anxious to have every prospective home builder call at our Los Angeles plant and exhibit room where we have on open display hundreds of new ideas, colored elevations, artists' sketches, miniature models, etc. If you reside within the territory covered by our traveling crews, we will credit your contract to build for the full amount of your railroad fare. If you cannot come to Los Angeles, we will be pleased to make arrangements for our special representative or authorized builder in your locality to call.

Buying Power

Quantity purchase extends to all materials for the construction of your home. We maintain our own lumber yard and buy hardware, roofing, plumbing and other materials in carload quantities direct from the manufacturers. Sash, doors, screens, metal work, etc., are produced in our own factories.

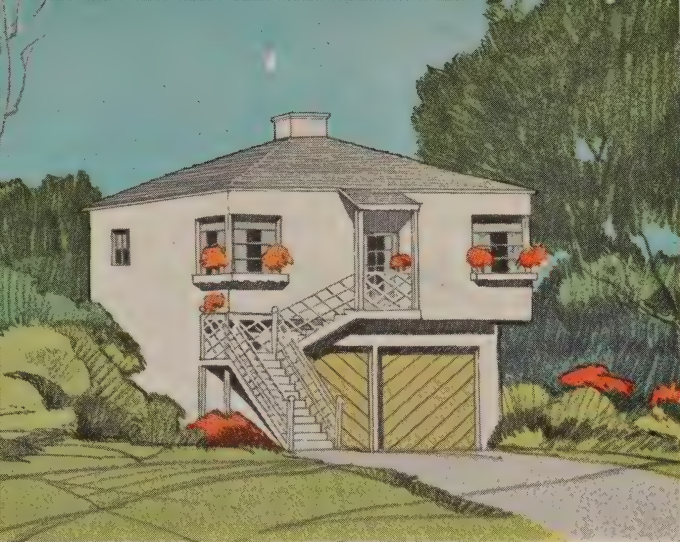


\$5800

STYLE 108 S. C.

FOUR-BEDROOM COLONIAL

Meticulous attention to detail, distinguishes the exterior of this beautiful eight-room Southern Colonial home, designed for spacious living. . . . second story features three large bedrooms, bath, individual shower. . . . first floor features beautiful living room, real fireplace, large dining-room, library or spare bedroom, half bath, kitchen, separate breakfast nook, adjoining paved outdoor dining terrace, service porch. . . . outstanding fixtures and accessories leave nothing to be desired in this beautiful dwelling.



\$2450

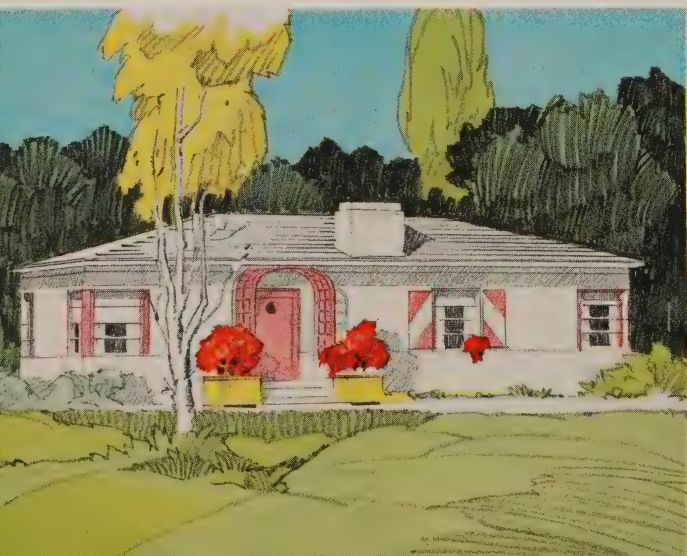
STYLE 196 S. C.

4-ROOM APARTMENT OVERSIZE GARAGE

Put that unused portion of your lot to work with this smart new combination dwelling featuring living room with large bed closet, central hall, bedroom, bath, kitchen, tile drainboard, ample cabinet space, dinette, oak floors, inlaid linoleum, automatic water heater, liberal electrical outlets, shades, copper plumbing, wall heaters . . . many additional features . . . 2-car garage, and generous storage facilities below.

Finest Materials

Our lumber yard, completely stocked at all times with carefully selected, well-seasoned lumber, insures the finest material for your home and guards against delays in getting the right material at the right time. The planing mill, with every device to make for accuracy and prevent waste, the sash and door factory—all framing materials, cabinets, window frames, etc., are prepared, cut and fitted by modern up-to-date machinery at our plant, insuring accuracy in every detail. Every factor that enters into the production of a modern home is provided for by PACIFIC SYSTEM HOMES, INC., in this vast plant. No detail too small, no task too large to make sure that your home will be just as you want it. Lost motion and duplication of effort are unknown in PACIFIC SYSTEM'S FACTORIES; modern methods everywhere keyed to the building of your home as you want it built.

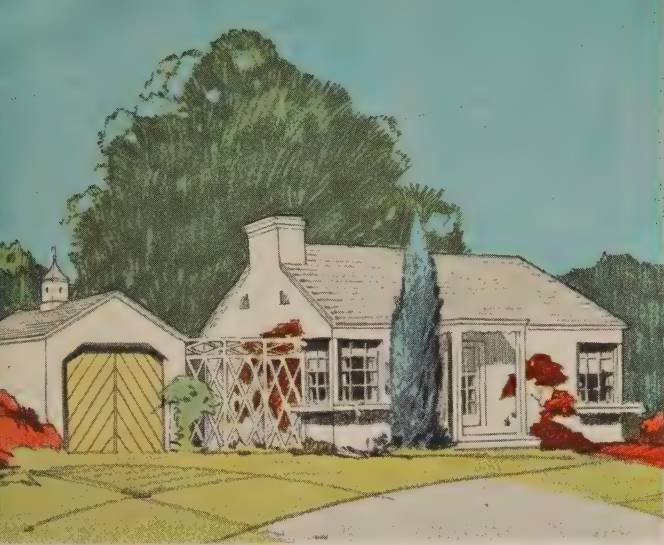


\$2675

STYLE 113 S. C.

MODIFIED MODERN

This enchanting home leaves nothing to be desired in practicability, modern convenience, or sheer beauty . . . separate entrance hall provides easy access to five large rooms with inviting rear porch . . . many built-in features, outstanding bath, oak floors, solid hardware, automatic water heater, copper plumbing, shades . . . erected complete on your lot within 100 miles of Los Angeles . . . one contract price.



\$2200

STYLE 200A S. C.

2-BEDROOM HOME

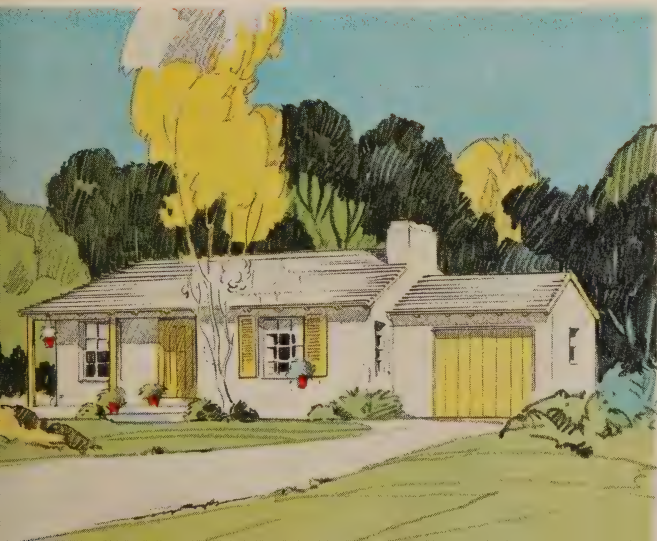
A delightful 2-bedroom home featuring maximum comfort at minimum cost . . . plan includes distinctive living room, model kitchen, colorful bath, oak floor, copper plumbing, conduit wiring, ample electric outlets, generous closet space, shades, inlaid linoleum, automatic water heater, stucco exterior, shingle roof, many additional features . . . see this plan before building.

Economical Buying

Economical buying through the vast purchasing power of PACIFIC SYSTEM HOMES, INC., affords you considerable saving in the cost of materials for your home. Here, again, the resources of PACIFIC SYSTEM HOMES, INC., demonstrate the advisability of applying modern, efficient methods to the building of your home.

Waste Eliminated

Waste eliminated by PACIFIC SYSTEM methods means a tremendous saving to you in both time and money. Modern factory methods employed in preparing the materials for your home insure the utmost in accuracy, economy, quality and workmanship.

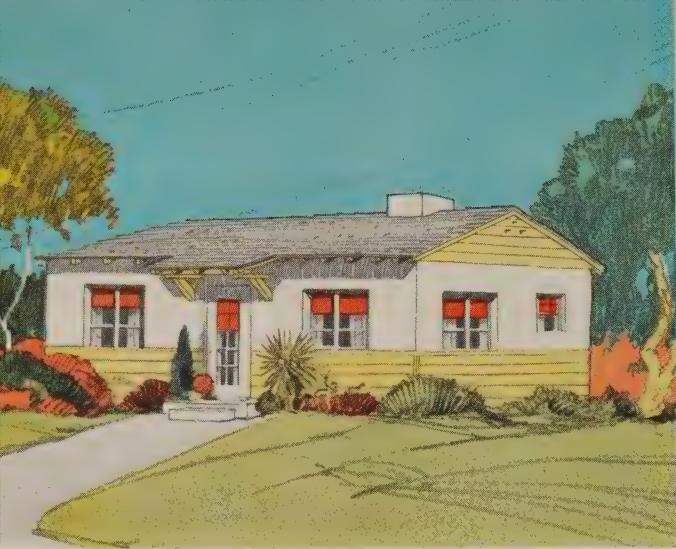


\$2350

STYLE 129 S. C.

BEAUTY AND VALUE

Seldom it is that as much spaciousness can be combined in a small home as in this attractive ranch house . . . the attached garage gives breadth to the front elevation. Built on a square type floor plan, true economy is achieved without loss of individuality . . . living room, separate dinette, two bedrooms, outstanding kitchen, colorful bath and service porch . . . completely equipped, ready for occupancy.



\$1500

STYLE 161 S. C.

CALIFORNIA RANCH HOUSE

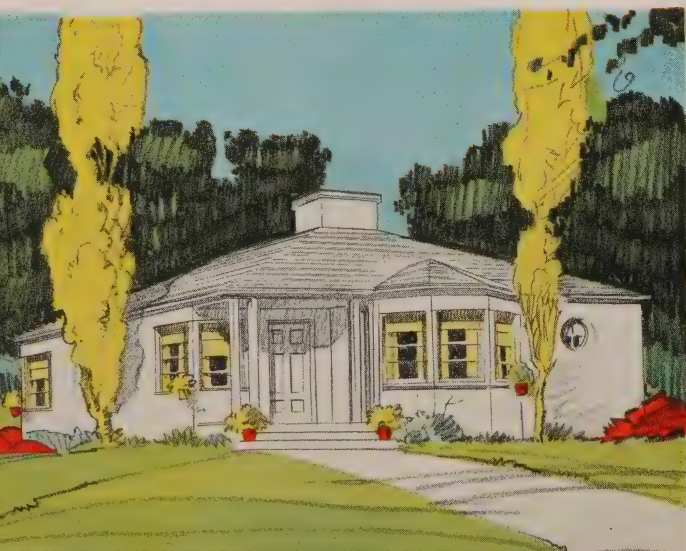
The appealing atmosphere and practical room arrangement of this combination redwood and stucco home make it unusually desirable for a small home or income purposes—contains living room, bedroom, dining space, kitchen, and bath—interior stucco throughout—inlaid linoleum, heater and many conveniences all included in one price.

32 Years of Home-Building Leadership Same Ownership—Same Corporation

No matter where you may go in Southern California you will find charming PACIFIC SYSTEM HOMES—homes that were designed, built, and financed by the aid of this far-flung organization.

Today more than 37,000 families live in PACIFIC SYSTEM HOMES, and the number is growing rapidly.

This home-building leadership is the result of a strict adherence to the principles of fair dealings and honest construction and financing efforts. Our perfected methods of prefabrication insure precision in every home built.

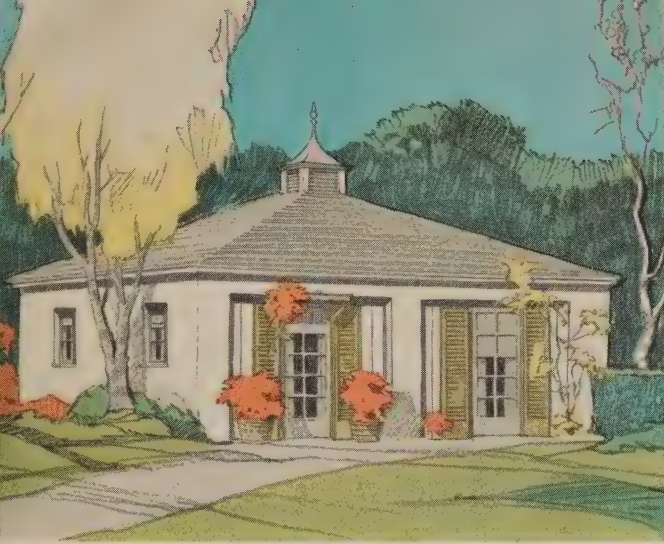


\$2450

STYLE 130 S. C.

COMPACT COTTAGE

Here is a compact, practical plan, designed for a narrow lot without sacrifice of convenience or good architectural lines . . . Well proportioned living room, separate dinette, two cheery bedrooms, kitchen, tile bath, service porch . . . oak floors, inlaid linoleum, automatic water heater, copper plumbing, generous outlets, beautiful fixtures, large closets, shades . . . a little gem.



\$1350

STYLE 198 S. C.

WAIKIKI COTTAGE

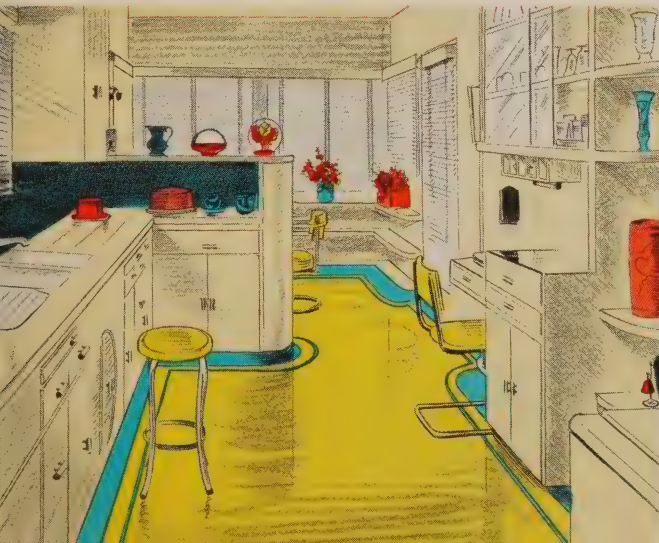
See this charming new plan designed for small home, income unit, or vacation cottage, features well-proportioned living room, cheerful bedroom, model kitchen with generous cabinet space, colorful bath, copper plumbing, automatic water heater, shades . . . stucco exterior, large windows, French doors, attractive shutters, shingle roof, many additional features.

Prefabrication

Prefabrication of materials eliminates waste, reduces labor cost on the site, insures accurate fitting, uniformity and equalized pressure at all stress points—every joint full bearing and uniform, thus eliminating ragged and uneven jointing which, in many instances, causes unsightly cracks in the completed building—under PACIFIC SYSTEM all materials are precision cut in our own mill, then assembled and put together on the job in the same modern method followed in the building of today's skyscrapers.

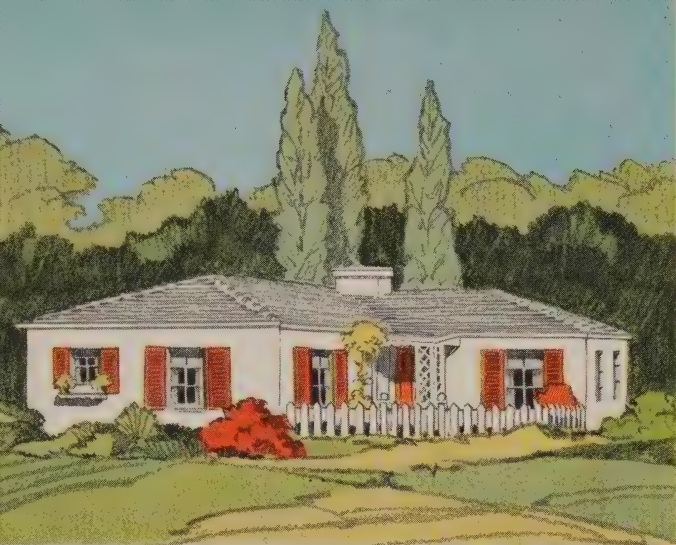
Factory Purchase

We own and operate our own mill and yards—purchase our lumber direct from producing mills in cargo quantities—design and manufacture thousands of doors, windows, cabinets, etc.—are able, through huge production and broad scope operations to cut purchasing and manufacturing costs.



Visit Our New EXHIBIT ROOMS

You gather a lot of worthwhile ideas from our spacious exhibit . . . take this cheery kitchen and morning room for instance . . . no longer the hum-drum monotone of glaring white . . . planned especially for homes of modest cost; a new symmetry of line shines forth . . . gone are the sprawling, clumsy, old-fashioned cabinets; instead, now, the new "Moderne" carries out room lines.



\$4100

STYLE 174 S. C.

8-ROOM "DOUBLE"

Two attractive 4-room units featuring all the charm and privacy of a single-family dwelling. . . . Each unit includes distinctive living room with cleverly concealed bed-closet, dinette, large bedroom, tile bath, model kitchen, service porch, oak floors, automatic water heater, inlaid linoleum, wall heater, shades, ample electrical outlets, copper plumbing, many built-in features.

From Our Current Bouquet Basket

Original letters from which following quotes are made and many thousands of others are open for inspection at Pacific System Homes, Inc.:

Gentlemen:

From the laying of the foundation to the interior finish, every step has turned out exactly as we had planned. In cases where slight changes had to be made we were shown every consideration.

We are especially pleased with the fact that during construction there has been no needless delay, and yet, sufficient time has been taken to insure good workmanship.

(Signed) R. D. Harris,
Beaver-Harris Co., Model Making Equipment,
910 E. Colorado Blvd., Glendale, Calif.

Gentlemen:

Today we signed the notice of completion for the duplex that you just finished at 433 Glenoaks Blvd., Glendale.

We are completely satisfied as to material and workmanship.

(Signed) Dr. George H. Bartholomew,
202 Consolidated Building, Los Angeles, Calif.

Dear Sirs:

Inclosed please find Federal Housing report on my home located at 1255 Indlewood Road, Glendale.

I am pleased to state that my wife and I are very well pleased with the work you did for us on the house. We enjoyed very much doing business with all persons connected with this job.

(Signed) Phi O. Clough,
Attorney and Counselor at Law, 608 South Hill Street, Los Angeles, Calif.

Gentlemen:

We want to thank you very much for the courteous service that you gave us.

(Signed) H. E. Rosedale,
Monrovia Nursery Co., 600 W. Duarte Road, Monrovia, Calif.

Gentlemen:

We shall always refer to our association with you with the greatest pleasure and assure you also that we shall always confidently recommend your firm.

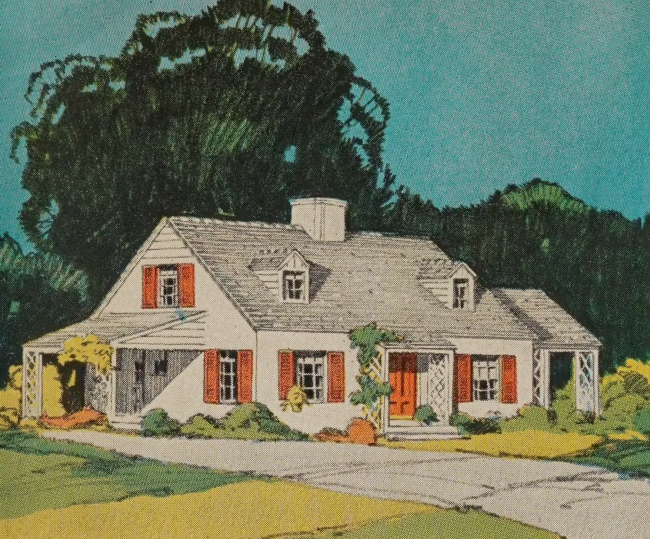
(Signed) Albert E. Lasseter, 2000 Stratford Ave., So. Pasadena, Calif.

Gentlemen:

The construction is better than any one of the six new homes that have gone up on this tract in recent months.

We will always feel grateful to the Pacific System for the service that was rendered to us.

(Signed) Mr. and Mrs. O. F. Bacon,
822 W. Schmidt Road, El Monte, Calif.



\$4350

STYLE 182 S. C.

7-ROOM "PERIOD HOME"

A spacious floor plan featuring living room with large covered porch, 3 airy bedrooms, 2 tile baths, dining-room, separate breakfast room, model kitchen, service porch, large closets, conduit wiring, ample electrical outlets, oak floors, copper plumbing, automatic water heater, inlaid linoleum, shades, beautiful fixtures, solid brass hardware, exquisitely finished throughout . . . many additional features.

Dear Sirs:

We wish to take this opportunity to express our appreciation for the efficiency of your field force assigned to job No. 6675 recently completed.

(Signed) James H. Dyer,
343 Olive Street, Norwalk, Calif.

Dear Sirs:

It has been a pleasure to do business with such a fine lot of people.

(Signed) R. A. Sunderland,
1312 Mt. Vernon, Bakersfield, Calif.

Gentlemen:

We are enjoying our home so very much and have had so many compliments from everybody regarding the comfort, conveniences and attractiveness of this house. They all say, "It's the nicest house in Inyo County."

(Signed) Lena Levy,
Independence Hotel, Independence, Calif.

Dear Sirs:

We moved into our new home Feb. 27th and like it very much. We wish to thank your company for the excellent service we received from Pacific System Homes, Inc.

(Signed) Mr. and Mrs. J. L. Crosby,
717 W. School St., Compton, Calif.

Gentlemen:

We wish to tell you how greatly we are enjoying our new home and how beautiful we think it is and thanking you for past courtesies, we remain,

(Signed) Jerry Harvey and Mavel Harvey,
357 Grenola Avenue, Pacific Palisades.

Gentlemen:

I shall always be a booster for the Pacific System Homes. I know that I have a splendid little home and please accept my thanks and hearty appreciation for all that you have all done for me.

(Signed) Mrs. Merriel S. Kennedy,
1414 Rollins Street, So. Pasadena, Calif.

Dear Sirs:

We want to tell you that we sure are enjoying our new home.

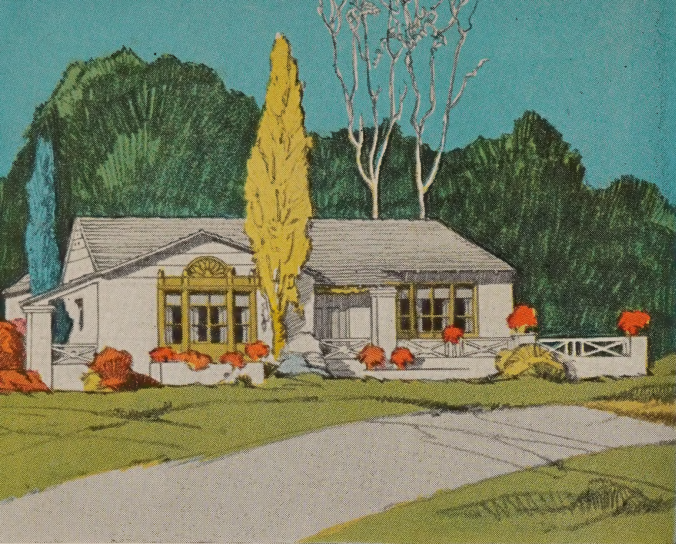
Anyone that wants a new house will never make a mistake to have Pacific System Homes build it as the materials and workmanship is of the best.

(Signed) Mr. and Mrs. Neil McVicar Smith, Nevada.

Gentlemen:

I could always depend on your efficiency.

(Signed) Eva B. Anderson,
170 No. Cleveloma St., Orange, Calif.



\$4200

STYLE 474 S. C.

SPECIFICATIONS

Your attention is called to the general specifications of the home shown on this page which is typical of the very high standard of quality embodied in all PACIFIC SYSTEM Homes. Regardless of the size or type of house you plan to build, we are pledged to give you quality in every item—finer materials and finer workmanship than you can obtain elsewhere at the price.

The following specifications briefly cover this Pacific System home:

FOUNDATION—Continuous concrete outer foundation. Concrete footings. Floor 2'-0" above ground. Cement platform and steps for rear door. 2" x 6" redwood mudsills bolted to foundation; 2" x 4" underpins; 4" x 4" girders; 4" x 4" underpins on piers. All foundation timbers up to and including floor joists shall be pressure creosoted as per Los Angeles City requirements.

FRAME—Douglas fir. 2" x 6" floor joists 16" o.c.; 2" x 4" studding 16" o.c.; 2" x 4" rafters 24" o.c.; ceiling joists 2" x 4" 16" o.c. Double top plates. Double headers for all openings. Stove hood in kitchen. All framing material clearly "Grade Marked."

FLOOR—Sub-floor of 1" fir boards covered with 1/2" x 2" oak flooring in all rooms except kitchen and service porch, which are 1" x 4" tongued and grooved vertical flooring covered with inlaid linoleum.

WALLS AND PARTITIONS—Framed for lath and plaster or interior stucco. Exterior stucco. Ceiling height 8'-4 1/4" double plate.

ROOF—5-2" stained cedar shingle laid 4 1/2" to the weather over 1" x 4" sheathing 7" o.c.

ENTRY—Beam, column, and lattice rail as shown. Cement floor, steps.

DOORS—Front door 3'-0" x 6'-8" 1 3/4" thick special. Other doors No. 210 except double action kitchen door No. 303, kitchen to service porch.

WINDOWS—Casement and double hung. Special windows in living room and dining room.

SCREENS—14 mesh galvanized wire. Full hinged screens for all windows, pullman screen for rear door.

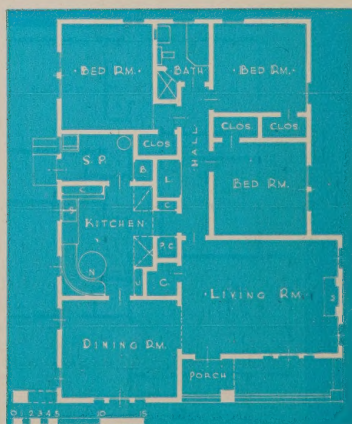
INTERIOR FINISH—Interior stucco throughout. False mantel fireplace, tile floor and 48" tile wainscotting in bath, full tile shower, tile drainboard in kitchen, baseboard, picture molding. Continuous head casing in bath, kitchen and nook.

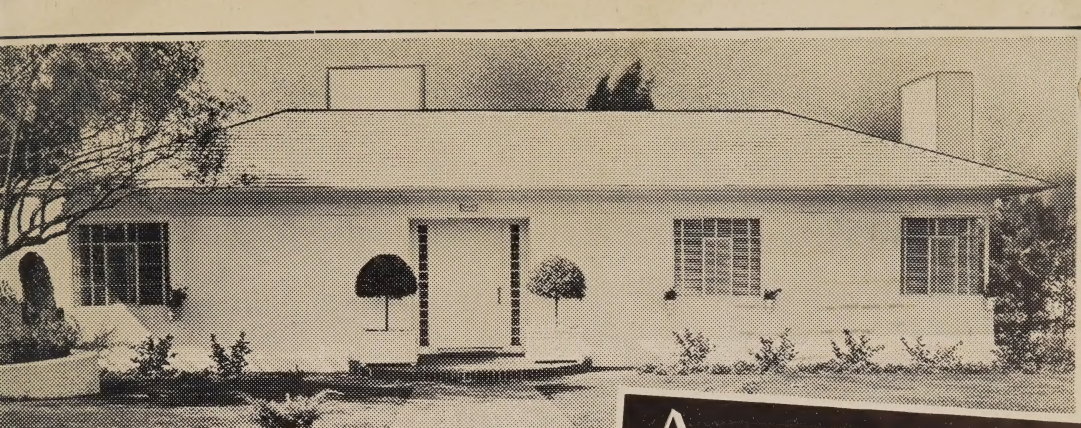
BUILT-IN FEATURES—Linen closet No. 501; cooler No. 402; kitchen cupboards No. 202 and No. 204; ironing board No. 1022; sink cabinets No. 303 and No. 304; breakfast nook No. 702; medicine cabinet No. 602.

HARDWARE—Solid brass door knobs, escutcheons, drawer pulls, cupboard turns, etc. Nickel finish in kitchen, nook and bath. Dull brass for all other rooms. Cylinder lock for front door. Door butts, hinges, sash locks, etc., plated steel. Glass or bronze knobs in living, dining, bedrooms and bath.

PAINT—Exterior trim and screen porch three coats of paint. Interior—four coats throughout, three of flat and one of enamel. Floors—Oak floors to receive paste filler, one coat of shellac and wax.

SERVICE UNITS—Electrical fixtures as selected; ample electrical outlets; automatic water heater; shades; door bumpers; clothes hooks; bath fixtures and accessories as selected; copper plumbing; wired for radio, door bell; conduit wiring.





Who knows most about Homebuilding?

MORE THAN 37,000 FAMILIES LIVE IN
PACIFIC *System* HOMES

The Pacific System Home you build today represents the broadest experience in building homes that any corporation has ever had. You will find values in it far beyond what any other builder can put into a comparable home at Pacific System's low price.

Construction recently started on our 37,000th home, all produced under one continuous management.

Pacific System quality, traditional for more than three decades, is now available at low cost and easy monthly payments . . . we build your home complete, ready for occupancy, within 100 miles of Los Angeles . . . our authorized builders' service available throughout the West.

America's Largest Homebuilders

PACIFIC *System* HOMES, INC.

OFFICE • PLANT • EXHIBIT ROOMS | WILSHIRE SALES DISPLAY BUILDING
5802 S. BOYLE AVE. • NEAR SLAUSON | 4005 WILSHIRE BLVD. • AT WILTON

VISIT OUR NEW EXHIBIT ROOMS

★ Important Facts!

*Developed in 32 years of
home building leadership.*

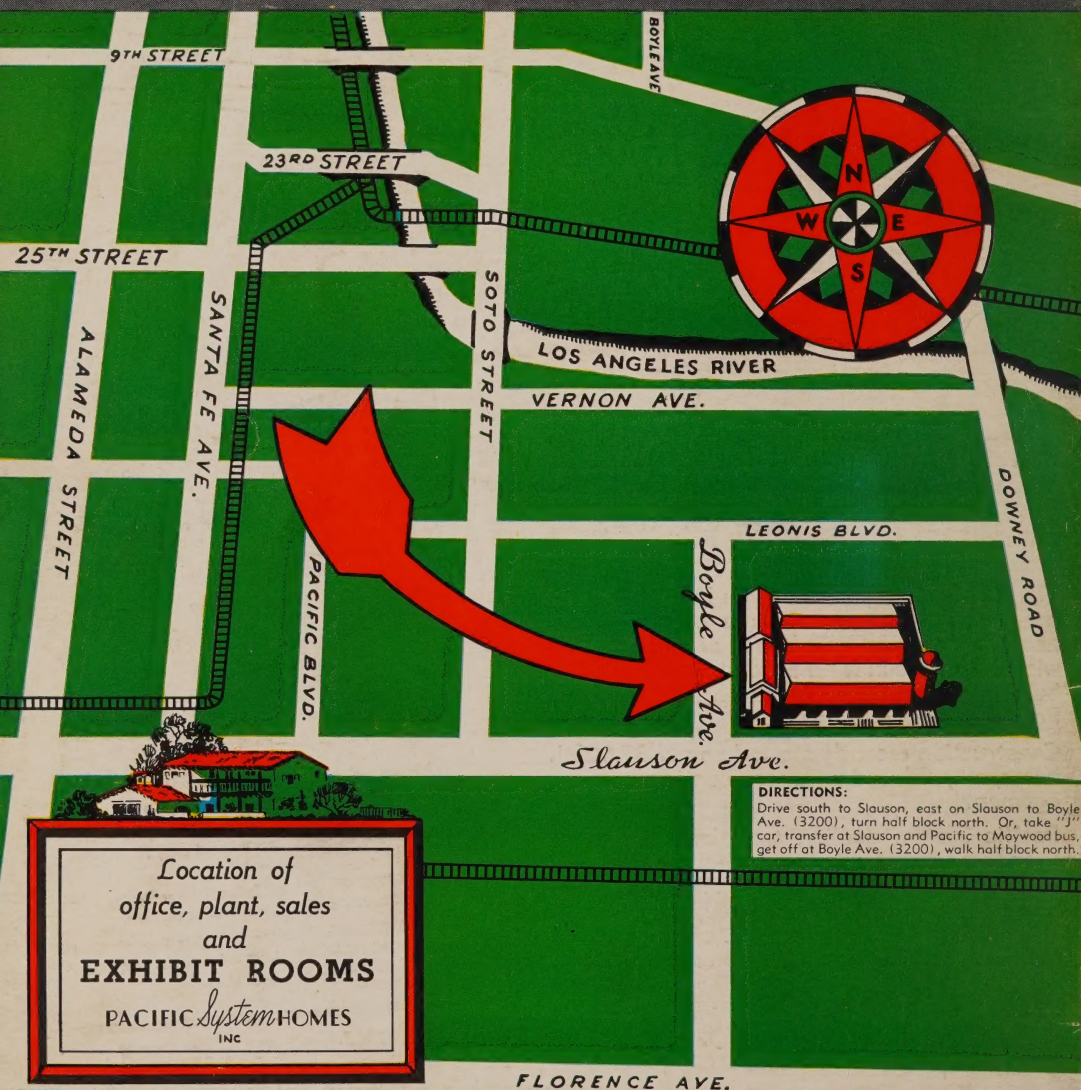
- ★ **ARCHITECTURAL SERVICE.** Under direct supervision of our certified architects, the services of one of the largest and most competent corps of draftsmen in America are available to every purchaser—your individual ideas incorporated in your home by experts in home planning.
- ★ **PREFABRICATION.** Under Pacific System, all materials are precision cut in our own mill, then assembled and put together on the job in the same modern method followed in the building of today's skyscrapers.
- ★ **FACTORY PURCHASE.** We own and operate our own mill and yards—purchase our lumber direct from producing mills in cargo quantities—design and manufacture thousands of doors, windows, cabinets, etc.—are able, through huge production and broad scope operations to cut purchasing and manufacturing costs and are satisfied with one profit only—you buy direct from factory—"in between" profits go in your pocket.
- ★ **PRODUCTION GUARANTEE.** All lumber clearly grade marked. Our integrity and guarantee are behind every Pacific System Home built.
- ★ **FIELD SUPERVISION.** All Pacific System Homes are erected under watchful supervision of trained construction engineers.
- ★ **F. H. A. FINANCING.** Experience in handling thousands of all type home loans facilitates action and eliminates many annoying and costly details.

WRITE OR CALL

For Free brochure of California homes

MORE THAN 37,000 FAMILIES LIVE IN PACIFIC *System* HOMES

Such preference is the reward of conscientious adherence to the highest construction standards and fair dealings in the matter of cost.



32 Years of Leadership

OUR PERFECTED SYSTEM OF PREFABRICATION
INSURES PRECISION IN EVERY HOME BUILT